



Riverside Court

Swan Meadows, Abergavenny NP7 5HF

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£325,000



Riverside Court, Swan Meadows

Abergavenny, Monmouthshire NP7 5HF

Luxury living for over 60's with exceptional residents' facilities | Superior two bedroomed second floor apartment | Convenient access to the high street, bus station and a supermarket
Fabulous, landscaped grounds with residents seating areas | On-site House Manager | Secure door entry intercom system and 24hour Careline package
Lift and staircases to all floors | Guest suite | underfloor heating system | Planned social events for residents
Delightful walks nearby along the River Gavenny & Swan Meadow | No Chain

A generously proportioned second floor apartment with its own parking space situated within the highly sought-after Riverside Court retirement development on the fringe of the town centre and within a short walk of the wide range of amenities the town has to offer. The property is generously proportioned throughout and comprises a hallway, spacious living room with Juliette balcony, fitted kitchen with easily accessible built-in appliances, two bedrooms with en suite bathroom and walk in wardrobe to the master bedroom plus a separate shower room. Underfloor heating is provided with individual room thermostats in addition to emergency call and extraction/ventilation systems. Built by McCarthy & Stone, the renowned specialist retirement builders and managers in 2017, Riverside Court provides independent living for over 60's and includes the benefit of a communal resident's lounge, laundry facilities, house manager, 24 hr emergency call system, landscaped grounds, parking and a guest suite available for visitors at a subsidised cost.

SITUATION | Abergavenny is a thriving town set amongst the stunning scenery of the North Monmouthshire countryside, surrounded by the seven majestic hills that provide the backdrop to this ancient gateway to Wales and Riverside Court enjoys a central location within the very heart of this historic market town. All services and amenities are within walking distance of the property including easy access to the bus station, local supermarket, shops, and Bailey Park.

The town boasts a comprehensive range of shopping and leisure facilities, including a wide selection of boutique style shops, grocery and newsagent stores, supermarkets and many well-known high street shops. Abergavenny railway station has regular services into central London via Newport, whilst road links at the Hardwick roundabout give

easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

ACCOMMODATION

The accommodation is planned as shown in brief below.

GROUND FLOOR

Communal entrance hall and facilities including laundry room and residents lounge, lift and stairs to second floor.

SECOND FLOOR APARTMENT COMPISING: -

Entrance hallway
Living room
Kitchen
Bedroom one
En-Suite
Bedroom two
Bathroom

OUTSIDE

Communal landscaped grounds and parking space (identified by the letter S) within a secure, gated car park. Residents sitting area alongside the residents' lounge.

GENERAL

Tenure | We are informed the property is Leasehold. Intending purchasers should make their own enquiries via their solicitors. Lease Term 999 years from 1st June 2016

Ground Rent | £247.50 Per Annum

Service Charges | £403.85 PCM

Services | Mains electric, water and drainage are connected to the property.

Council Tax | Band E (Monmouthshire County Council)

EPC Rating | Band B

Flood Risk | Medium flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM717263. There are restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is/is not aware of any planning developments in the area which may affect this property.

Broadband | Fibre broadband connection to the cabinet and copper wire connection available. According to Openreach.

Mobile network | 02, Three, EE, Vodaphone indoor coverage. According to Ofcom.

Viewing Strictly by appointment with the Agents

T 01873 564424

E abergavenny@taylorandcoproperty.co.uk

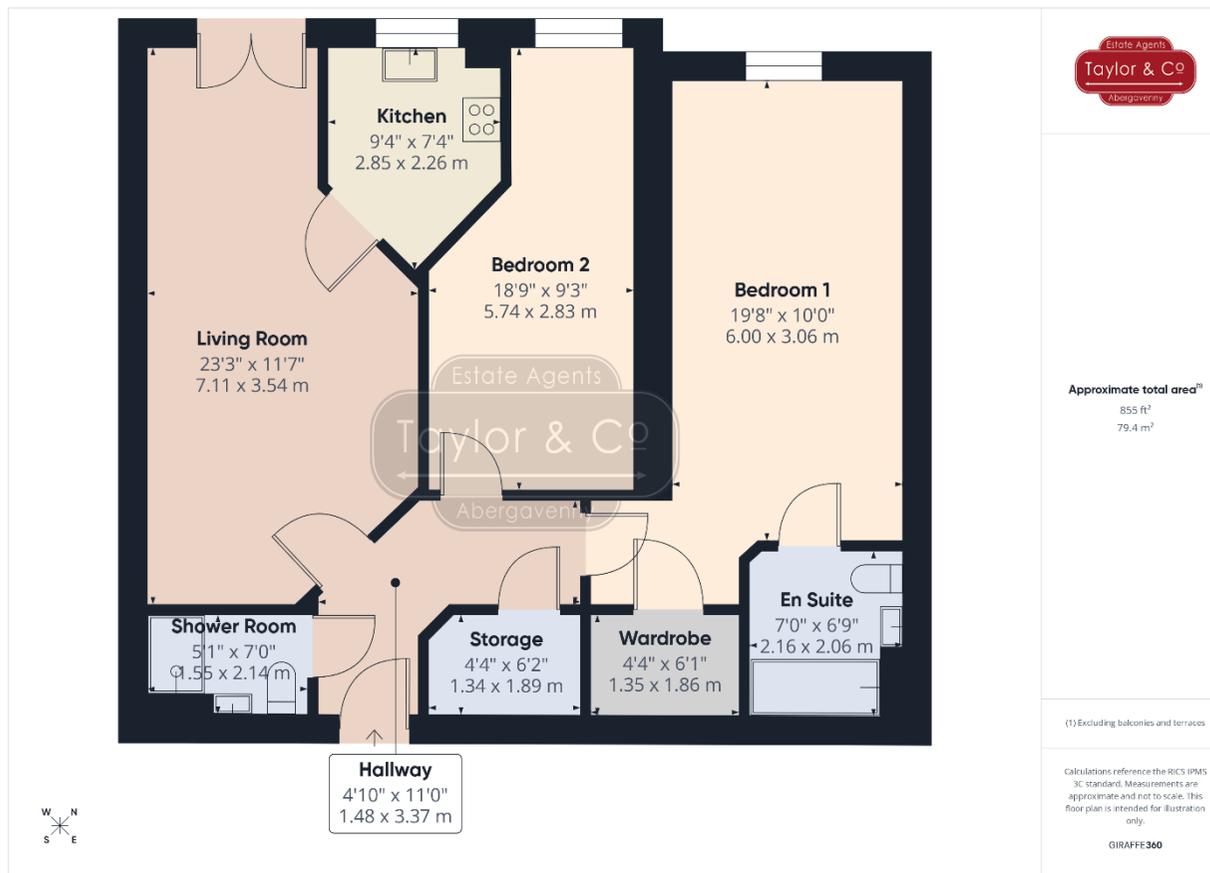
Reference AB533



Estate Agents

Taylor & Co

Abergavenny



These particulars have been compiled with reference to our obligations under **THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024**: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.